

City of Sumter Design Review Board

October 27, 2022

HP-22-13, 210 Church St.

I. THE REQUEST

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|---|---|
| Applicant: | Robert Burleson |
| Status of the Applicant: | Authorized Agent for Property Owner |
| Request: | Request for Design Review approval for construction of a new second floor access stair at the rear of the residence. |
| District | Hampton Park Historic District |
| Location: | 210 Church St. |
| Present Use/Zoning: | Residential / R-6 |
| Tax Map Reference: | 228-05-05-023 |
| Adjacent Property Land Use and Zoning: | North – Single-Family Residential / R-9 South – Single-Family Residential / R-6 East – Vacant / R-6 West – Single-Family Residence / R-6 |

II. BACKGROUND

210 Church St., shown in the photograph to the right, is a two-story frame house. The home is located on Church St. between W. Calhoun St. and Haynsworth St.

The applicant is proposing to construct a new 2nd floor access staircase at the rear of the residence. Stop-Work orders were issued by both the Sumter City-County Building Official and Sumter City-County Zoning Enforcement Officer on July 11, 2022, terminating construction, as the property owner had not obtained proper Historic Design Review approvals or building permits to conduct work. The applicant has submitted this request as a



remediation step.

The current configuration of the staircase constructed prior to the stop-work order appears to conflict with required building setback requirements. As a result, the applicant has submitted a proposed configuration that would preserve the already-constructed second story landing but reconfigure the staircase to exit directly to the rear of the residence and turn at a lower landing 90 degrees before meeting the ground level in the center of the property's rear yard.

ARCHITECTURAL/HISTORIC CONTEXT:

210 Church St. is a 2-story frame house. The house was constructed around 1906 and is 4,863 sq. ft. in size.

The property is identified as site #176 in the 1985 Historic Resources Survey that catalogued the structures in the Hampton Park historic District. The residence is a 2-story frame house with shiplap siding, a hip roof with cross gable to the front, decorative brackets beneath the eaves, and a 2-story wing at the left with a pair of 6/6 windows on the 1st floor and a flat roof porch supported by plain columns and a turned balustrade on the 2nd floor.

While it was constructed as a single-family home, at some point the historic structure was converted to a duplex. The applicant has renovated the structure under previous Design Review approval (*HP-19-13*) in order to re-establish the duplex use.

Based on the age of the building and architectural design and features, 210 Church St. is considered a contributing structure to the National Register District-eligible Hampton Park Historic District. The property also contributes to the City-designated Hampton Park Historic Overlay District.

SITE PHOTOS:



Front Façade



Rear Façade, as viewed from southwest corner of lot, showing area of proposed alteration.



***Above:** Partially constructed staircase (built without permits), proposed to be removed to the upper landing and reconstructed in configuration as proposed by this application*



***Above:** Partially constructed staircase as viewed from rear.*



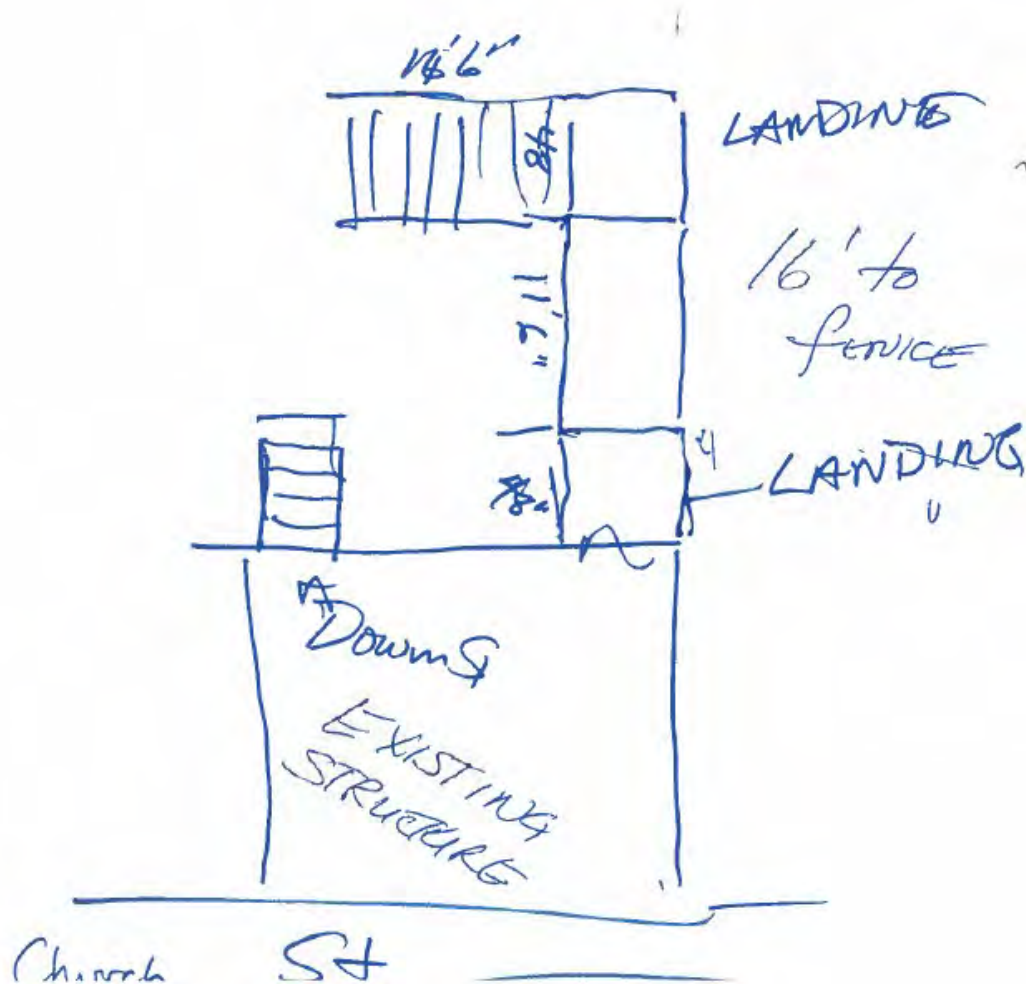
Above: rear view of residence prior to alterations approved via *HP-19-13* showing previous 1st floor rear access stair configuration and covered 2nd floor addition that has been modified.

SCOPE OF WORK:

The following information describes the proposed changes and new construction.

- Construct new exterior access stair

**Proposed 2nd Floor Access Stair Configuration and details
(submitted by applicant)**



Colors

The applicant is proposing to use pressure treated exterior-grade natural lumber, with no paint or stain applied.

DESIGN REVIEW:

Design review approval is required prior to the proposed work. The *Design Review Guidelines Manual* states:

4.9 Porches

A. Retain and Repair Original Porch Elements and Materials.

- *Preserve and maintain original porch elements including floors, beadboard ceilings, columns and supports, pilasters, railings, steps, lattice, and decorative trim.*
- *Remove inappropriate materials such as open-riser stairs, metal porch supports, decking used as porch flooring, and inappropriately installed lattice panels.*
- *Repair the deteriorated portions of an element rather than replacing an entire structure.*
- *Consider epoxy consolidants to rebuild deteriorated elements.*

B. Replace Deteriorated or Missing Porch Elements and Materials In-Kind.

- *Replace deteriorated or missing features with materials compatible with the original in size and shape, detail and dimension, color, and texture.*
- *Choose proper replacement columns or supports for the style of the house, based on existing evidence or historical information.*
- *Replace deteriorated wood columns with new wood columns or composite columns that resemble wood. Metal or aluminum columns are not appropriate for elevations visible from the public right-of-way.*
- *Replace missing porch railings and balusters with traditional designs with appropriate dimensions.*
- *Replace deteriorated wood porch floors with traditional tongue and groove floors if possible. Composite tongue and groove flooring may be an appropriate alternative.*
- *Replace deteriorated or missing porch stairs with closed-riser stairs of materials matching the original. Use simple handrails made of wood in a simple design.*

C. Preserve and Retain Original Porch Configuration

- *Retain the open quality of porches, especially those on the front or on a prominent elevation*
- *Design porch enclosures in a manner that will not obscure, damage, or destroy character-defining features.*

D. Preserve and retain original porch locations.

- *Reconstruct missing porches based on photographic or physical evidence that supports the prior existence of a porch. Match the features of the original, or if no photographic evidence exists, design a new porch that is compatible with the scale, design, dimensions, and detail of the house.*
- *Locate new porches and decks with no historical basis in an inconspicuous location on the rear or side elevations of a building that are not visible from the street.*

Staff Analysis:

The applicant's proposed scope of work involves construction of a new 2nd floor exterior access staircase. Under the Design Guidelines, this is evaluated under the porch guidelines.

While the project's proposed location directly on the rear elevation of the residence is the most minimally visible portion of the site visible from the public right-of-way, the stair

will be visible from both Church St. and W. Calhoun St. Specifically, due to the presence of an open parking lot behind the lot, visibility into the rear yard is fairly unobstructed.

The location of the proposed 2nd floor exterior staircase was previously occupied by a 1st floor exterior staircase and landing. In addition, prior to renovations completed under *HP-19-13*, an internal 2nd floor access stair was located inside the 2-story addition. Due to structural deficiencies identified in the addition, the renovations under *HP-19-13* included removal of that access staircase and conversion of the addition to open porch space. While the residence contains at least 1 internal access staircase to the 2nd floor, the floor plan of the residence and need for emergency egress does warrant construction of a 2nd floor access stair.

Though construction of the 2nd floor access stair is warranted, the proposed materials do not match the existing structure, and no attempt has been made via the proposed designs and course of action submitted to integrate the exterior access stair into the residence as a whole. As a result, the proposed design is generally inconsistent with the Design Guidelines.

III. STAFF RECOMMENDATION:

Staff recommends **denial** of this request.

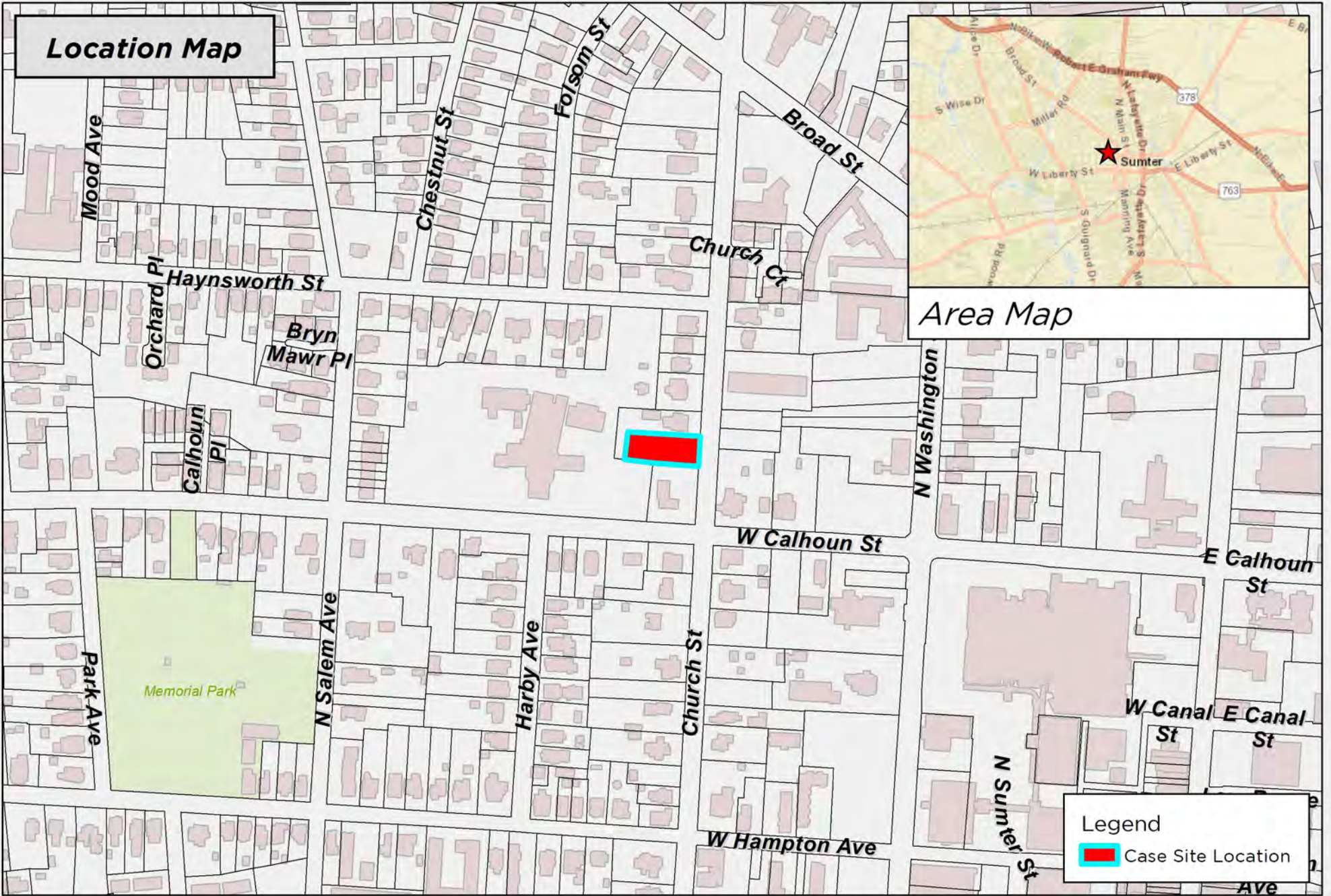
While construction of a 2nd floor access stair is a valid improvement for the residence, the proposed changes are inconsistent with the City of Sumter Historic Preservation Design Guidelines and are incompatible with the existing building design. An alternative design that is integrated with the building would be more consistent with the intent of the Design Guidelines.

IV. DRAFT MOTION

- 1) I move that the City of Sumter Design Review Board **approve** HP-22-13 in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report based on compliance with Design Review Guidelines.
- 2) I move that the City of Sumter Design Review Board **deny** HP-22-13
- 3) I move that the City of Sumter Design Review Board enter an alternative motion.


V. DESIGN REVIEW BOARD – OCTOBER 27, 2022

Location Map

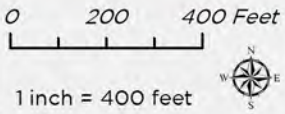


Area Map

Legend

 Case Site Location

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 210 Church St, Sumter, SC 29150
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